

**BOARD OF MAYOR AND ALDERMEN**  
**EXECUTIVE SESSION**  
**July 14, 2008**

An executive session of the Board of Mayor and Aldermen was held on July 14, 2008, at 6:15 p.m. in the Administrative Conference Room of the Municipal Center.

Mayor Sharon Goldsworthy was present and presiding.

The following Aldermen were present: Ernest Chism, John Drinnon, Carole Hinely, Mike Palazzolo and Frank Uhlhorn. Staff present: Patrick Lawton, Andy Pouncey, George Brogdon, Kristen Geiger, Jerry Cook, Tom Cates, Chief Richard Hall, Pam Beasley, Pat McConnell, Bo Mills, Michael Stoll, Michael Saddler, Butch Eder, Tim Gwaltney, Lauren Johnson, Derek Chaput and Melody Pittman.

**Approval of Minutes**

Aldermen Hinely and Palazzolo noted some corrections to the minutes: on page 2 of the executive session, second paragraph the word access should be excess; on page one of the regular meeting under Ordinance 2008-4, first paragraph the word "The" should be "He" in the second sentence and the third sentence, the word "bet" should be "met".

**Officer Recognition**

Chief Hall will present the awards to Police personnel that were involved with the home invasion on June 12, 2008. He stated it was a collaborative effort with Shelby County Sheriff's Department, Collierville and Memphis Police Departments.

**Presentation by Sheriff Mark Luttrell**

Mayor Goldsworthy welcomed the Sheriff. He will do a presentation during the regular meeting.

**Presentation by Police Academy Alumni Association**

Patrick Lawton stated some of the members of the Police Academy Alumni Association will be presenting a plaque that will have the names inscribed of the Officer of the Month.

**Ordinance 2008-7 – Amendment to Chapter 23 of the Code of Ordinances (Zoning) – Amendment to List of Zoning Districts – First Reading/Set Public Hearing Date**

Josh Whitehead noted this amendment will add on to the Zoning Ordinance the three SmartGrowth zoning districts that were approved by the Board last year and the "R-H" district and "O-C" district. It will also remove two zoning districts that are not zoning districts and they are the "Planned Unit Development (PUD)" and the "Flood District (F and FW)."

**Ordinance 2008-8 – Amendment to Chapter 14 of the Code of Ordinances (Signs) – Amendment to Temporary Sign Regulations – First Reading/Set Public Hearing Date**

Mr. Whitehead explained that this amendment was for lease signs and for sale signs in an office/condominium project. The DRC wanted to strengthen the ordinance to require justification by the landlord. There must be 85% or less occupancy before a temporary sign permit can be issued.

**PUBLIC HEARING – Saddle Creek Planned Development – Southwest corner of Poplar Ave. and West Street – Outline Plan/Warrant Approval**

Andy Pouncey stated this was an Outline Plan that shows specific areas of the whole property and what they might be used for. There are five Warrants that are associated with the property. A warrant is tied to a specific portion of the property, it cannot move around in the area.

There is a warrant for an eight story hotel, an eight story office building, two use setbacks relative to the Timbers and a height warrant for one-story retail buildings. Mr. Pouncey stated he would present the portion regarding the Warrants and the Outline Plan and Tim Gwaltney will discuss traffic concerns. Poag and McEwen will then give their presentation.

In response to a question from Alderman Drinnon, Mr. Pouncey stated that at any point, if anything is changed, it must go back to the Planning Commission.

Mr. Pouncey stated that any building that is office has to be LEED certified. If it is a multi-use building, and if greater than 60% is office, it must be LEED.

Mr. Cates stated a point of clarification regarding the question regarding a change of ownership, did that in effect vitiate any approvals that were given to the site plan. He stated that a change of ownership alone would not vitiate any prior approvals but the new owner could make no changes. The concept plan that shows where buildings would be located and that plan cannot be deviated from without going back through the whole process.

If approved tonight, Mr. Pouncey stated the final plan approval would probably come in September and then they would try for contract approval in October. Hopefully groundbreaking will start by December or January.

Mr. Pouncey stated there was a public participation package as part of this effort to ensure that the developer had met with the public and they are aware of what is going on and they may have some input. Last week about 600 citizens were invited to GPAC and about 40 people were in attendance to discuss the development. They had also gone out to the Timbers, Bavarian Village, Germantown Heights, English Meadows and Neshoba North. Most of the residents were concerned with the height of the buildings and the traffic.

The developer will have a chance to justify the warrants.

#### **Professional Services Agreement – The Lawrence Group**

The Lawrence Group will further define the plan for Municipal Square in the Germantown Smart Growth area.

#### **Professional Services Agreement – Public Services Administration Building Roof Design**

Bo Mills explained that this was an agreement to do the design and construction oversight for a metal seam pitched roof to go over the Public Services Administration Complex. This will be the final phase of the building renovation for \$41,700.00. This will include removing the air condition units and redoing the control room of the equipment room.

In response to a question from Alderman Uhlhorn, Butch Eder stated we did not have the expertise to do the mechanical work in-house. There must be a structural and a mechanical engineer for this construction.

#### **CONSENT AGENDA**

#### **Project Development Contract Number 1169 – The Brownstone (Roberts Subdivision, Lot 1)**

**Appointment to Germantown Centre Advisory Commission - DEFERRED**

**Tennessee Shakespeare Company Grant**

**Recognition of Donation – Germantown Police Dept. – Germantown Women’s Club**

**High School Drug Testing Program**

**Ammunition for Police Department**

**Approval of Emergency Purchase – Germantown Athletic Club - Electrical**

Derek Chaput stated the new equipment has been delivered and has been very well accepted.

**Recognition of Donations – Germantown Community Library**

**Adjournment**

The meeting adjourned to the Council Chamber for the regular meeting.

NOT APPROVED